



*Family  
Homes*

Offers in excess of £130,000  
Hollybank Hill, ME10



 **2**  
Bedrooms

 **1**  
Bathroom

 **1**  
Receptions



- Two Double Bedroom
- Modern Bathroom
- Communal Parking & Gardens
- First Floor Flat
- Beautifully Presented Throughout
- Approx 10% Rental Yield
- New Kitchen
- No Forward Chain

Located in the bustling heart of Sittingbourne, this delightful first floor flat offers the perfect blend of comfort, convenience, and modern living. Boasting two generously sized double bedrooms, this residence has been thoughtfully updated with a contemporary kitchen and sleek bathroom—ideal for those seeking style and practicality.

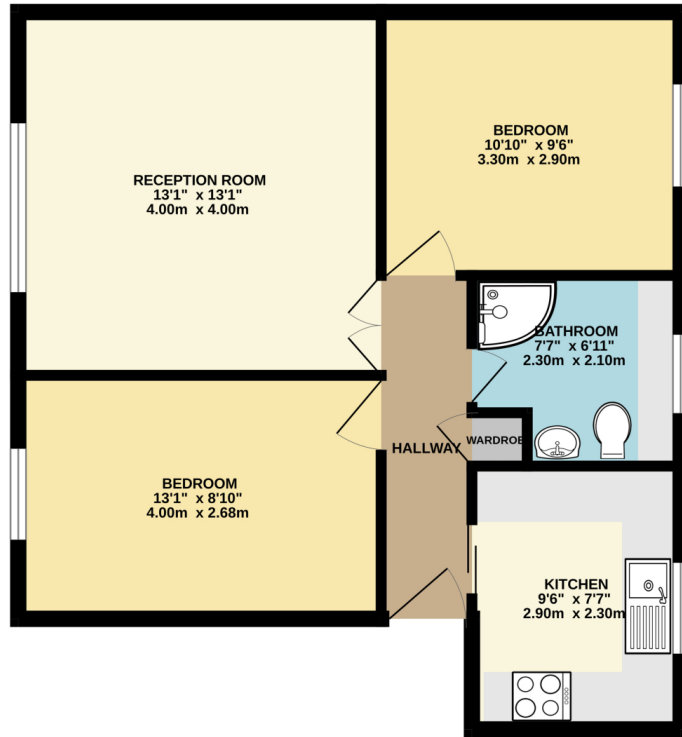
Step inside to discover bright, welcoming interiors complemented by a peaceful outlook. The spacious lounge is perfect for relaxing or entertaining, while the new kitchen is fitted with modern appliances and ample storage, making everyday life a pleasure. Both bedrooms are well-proportioned, providing plenty of space for rest or study, and the chic bathroom completes the accommodation.

Situated just a short stroll from Sittingbourne's vibrant town centre, this flat offers easy access to a wide array of high street shops, cosy cafes, and popular restaurants. The train station is also conveniently nearby, connecting you quickly to London and coastal destinations—excellent for commuters or weekend adventurers alike. Excellent local schools are within comfortable walking distance, supporting families and professionals.

This property comes with the added benefits of communal gardens—perfect for outdoor relaxation—and dedicated resident parking for your convenience. An external store room provides useful extra space to keep the essentials organised and tidy. With no forward chain, you'll also benefit from a potentially smoother purchase process, making this an ideal opportunity either as a first-time purchase or a lucrative buy-to-let investment.

Don't miss your chance to see all that this well-located, modern flat has to offer—arrange a viewing today to experience it for yourself.

GROUND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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